

## 4 St Georges Avenue, Bridlington, YO15 2ED

**\*GUIDE PRICE: £60,000 - £70,000 (plus fees)**



### Description

This is the first of three attractive, adjoining properties we are offering individually as manageable renovation projects. No.4 is a three storey terrace house that has until recently been occupied as part of a care home which formerly incorporated No. 6 and 8. Renovation work including stripping out has commenced and the three houses have now been separated. A change in circumstances for the vendor means that he can no longer complete the project. Each property is therefore being offered as a separate lot. However, offers for the three together may be considered prior to the auction providing contracts are exchanged before the auction.

### Situation

The property is located close to Bridlington Town Centre on the northern side of Town, close to the North Beach, Leisure World Complex and various shops, cafes, restaurants etc.

### Existing Accommodation:

**Ground Floor:** Hall, through lounge, breakfast room, kitchen, Lobby, WC.

**First Floor:** Landing, three bedrooms, kitchen & WC.

**Second Floor:** Landing, two bedrooms, kitchen.

**Outside:** Rear courtyard.

Each property is fully double glazed. The properties were originally on one heating/hot water system and wiring which has now been separated but will either need to be adapted or re-plumbed/rewired.

### Proposed Accommodation

**Ground Floor:** Entrance hall, lounge, dining room, kitchen with breakfast area.

**First Floor:** Landing, three double bedrooms (one en-suite), family bathroom.

**Second Floor:** Landing, two double bedrooms, study.

### Plans

The plans included with these particulars show the approximate existing and proposed layout for each property.

### Viewing

Strictly by appointment through Auction House Hull & East Yorkshire on 0845 400 9900.

**Tenure:** The property is held under freehold title with vacant possession upon completion.

**Services:** All mains services are believed to be connected to the property, these services have not been tested by Auction House.

**Solicitors:** Spectrum Solicitors, 49 Wheelgate, Malton, YO17 7HT.

**Energy Performance Certificate (EPC):** Current Rating EER TBC

Proposed Floor Plan



### Additional Fees

**Administration Charge:** The purchaser will be required to pay an administration charge of £750 (£625 plus VAT) in addition to the purchase price of the property.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.